

**City Plan Commission  
Monday, January 7, 2013  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning - Public Hearing 1:30 PM 1/7/13**

1. File No. 121060. An ordinance relating to the change in zoning from Industrial Light to Industrial Mixed, for additional uses, on land located on the north side of West McKinley Avenue, east of North 4th Street, in the **6th Aldermanic District**. This zoning change was requested by Todd Hutchison, and would allow for additional uses, such as residential, at 1300 North 4th Street.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Bloomingdale

Second by:Gould

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**Zoning - Public Hearing 1:35 PM 1/7/13**

2. File No. 121267. An ordinance relating to the change in zoning from Local Business to General Planned Development, for housing, on land located on the north side of West Melvina Street, south of West Fond du Lac Avenue, in the **7th Aldermanic District**. This zoning change was requested by Community Advocates, and would permit permanent supportive housing for female veterans at 4900 West Fond du Lac Avenue.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Gould

Second by:Bloomingdale

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**Zoning 1/7/13**

3. File No. 121228. Resolution relating to a minor modification to a Detailed Planned Development, for exterior changes, on lands located within Blocks 18 and 19 of the Park East Redevelopment Area, in the block bounded by North Water Street, North Broadway, East Knapp Street, and future North Market Street extended, in the **3rd Aldermanic District**. This file was requested by the Milwaukee School of Engineering, and will allow for minor changes to the previously approved soccer, parking and retail facility.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gould

Second by:Bloomingdale

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**Election of Officers 1/7/13**

4. Chair: Patricia Najera  
Vice Chair: Larri Jacquart  
Executive Secretary: Rocky Marcoux  
Deputy Executive Secretary: Martha Brown
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**Meeting Adjourned At: 2:20 PM**

**By Commissioner: Bloomingdale**

**Attendance: Jacquart, Bloomingdale, Gould, Altoro**

**City Plan Commission  
Monday, January 28, 2013  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning - Public Hearing - 1:30 PM 1/28/13**

1. File No. 121247. A substitute ordinance relating to the change in zoning from Local Business to Detailed Planned Development, for a mixed-use development, on land located on the north side of West Wells Street, west of North 14th Street, in the **4th Aldermanic District**. This zoning change was requested by Opus Development Corporation, and would permit a 6 story mixed-use building for student housing and retail at 1400 West Wells Street.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve conditionally\*

By Commr: Gould  
Condition: revise the north building facade.

Second by: Bloomington

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**Zoning - Public Hearing - 1:40 PM 1/28/13**

2. File No. 120999. An ordinance relating to the change in zoning from Industrial Light to Detailed Planned Development, for housing, on land located on the north side of North Water Street, west of North Humboldt Avenue, in the **3rd Aldermanic District**. This zoning change was requested by HSI Properties, LLC, and would permit multi-family residential development at 1887 North Water Street.

Staff Recommendation: Approve conditionally\*

Motion to: Close public hearing  
Approve conditionally\*

By Commr: Gould

Second by: Bloomington

\*Conditions. DPD: remove Riverwalk Option C from the DPD drawing set as it has been deemed not feasible by MMSD; finalize the Owner's Written Narrative; add locations and details of enclosed parking vents on the elevations; address shadow study that was agreed upon at the request of a neighborhood meeting attendee; provide locations for bicycle parking and storage; clarifying setbacks. SPROZ and DPD: Show temporary pedestrian walk on the west end of the site, from the Riverwalk to Water Street. The location for removable Riverwalk railing at the point where the future Riverwalk connection to the southwest would occur. SPROZ: finalize the Owner's Written Narrative.

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**Zoning 1/28/13**

3. Resolution approving the Riverwalk, site plan, and building design for a multi-family development located at 1887 North Water Street, relative to a Site Plan Review Overlay District (SPROD) established by Section 295-91.0021 of the former Milwaukee Code, in the **12th Aldermanic District**.

Staff Recommendation: Approve conditionally  
By Commr: Jacquart

Motion to: Approve conditionally\*  
Second by: Gould

See above conditions.

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**Miscellaneous 1/28/13**

4. Amendment to the resolution approving the City Plan Commission calendar. The meeting originally scheduled for April 15, 2013 is hereby rescheduled to April 8, 2013.

Staff Recommendation: Approve  
By Commr: Bloomingdale

Motion to: Approve  
Second by: Jacquart

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**Meeting Adjourned At: 2:30 PM**

**By Commissioner: Jacquart**

**Attendance: Altoro, Gould, Najera, Jacquart, Bloomingdale**

**Excused: J Allen Stokes**

**City Plan Commission**  
**Monday, February 18, 2013**  
**Regular Meeting, 1:30 PM**  
**809 N. Broadway, 1st Floor Boardroom**  
**Minutes**

**Zoning - Public Hearing - 1:30 PM 2/18/13**

1. File No. 121324. An ordinance relating to the change in zoning from Industrial-Light to a Detailed Planned Development and rescinding an existing Development Incentive Zone, on land located in the block bounded by West Meinecke Avenue, West Medford Avenue, North 24th Street, West North Avenue and North 25th Street, in the **15th Aldermanic District**.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Gould

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**Comprehensive Planning 2/18/13**

2. File No. 121453. Resolution approving Amendment No. 3 to the Park West "D"/Fond du Lac Avenue Urban Renewal Project Area, in the **15th Aldermanic District**. Adoption of this resolution by at least two-thirds vote of the Common Council will approve a redevelopment plan amendment No. 3 for the above-identified project area by revising the recommendations for land uses, zoning and tax-exemption within the Project Area.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Gould

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**Zoning 2/18/13**

3. File No. 121452. Resolution relating to a minor modification to the Detailed Planned Development known as Good Hope Industrial Center (a/k/a WITCO), for additional signage and a fence, on land located on the south side of West Good Hope Road, west of North 60th Street, in the **9th Aldermanic District**. This minor modification was requested by Kieffer & Co., Inc., on behalf of Hellerman-Tyton, and would permit additional building signage and the placement of a fence around the existing parking lot at 6701 West Good Hope Road.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Bloomingdale

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**Meeting Adjourned At: 2:25 PM**

**By Commissioner: Stokes**

**Attendance: Gould, Stokes, Najera, Altoro, Bloomingdale**

**Excused: Jacquart**

**City Plan Commission  
Monday, March 18, 2013  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning - Public Hearing - 1:30 PM 3/18/13**

1. File No. 121487. An ordinance relating to the Second Amendment to a Detailed Planned Development known as Columbia St. Mary's - Phase I, and the change in zoning from Detailed Planned Development to Two-Family Residential, for residential conversion of an existing building, on land located on the east side of North Lake Drive, north of East North Avenue, in the **3rd Aldermanic District**. This zoning change was requested by Josh Minkin, and would remove the former group living facility occupied by the Daughters of Charity, which is now vacant, at 2430 North Lake Drive from the Columbia St. Mary's - Phase 1 Detailed Planned Development, and rezone the parcel to Two-Family Residential. This would permit the conversion of 2430 North Lake Drive to a two-family residence.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Bloomingdale

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**Zoning 3/18/13**

2. Resolution approving river-facing elevations for a proposed multi-family development located at 2650 North Humboldt Boulevard, on the east side of North Humboldt Boulevard, south of East Center Street, relative to the Milwaukee River Greenway Site Plan Review Overlay Zone (MRGSPROZ) established by Section 295-1009.0002 of the Milwaukee Code, in the **3rd Aldermanic District**.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Gould

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**Street & Alley Vacation 3/18/13**

3. File No. 120874. Resolution to vacate the unimproved portion of the north-south alley in the block south of West Stevenson Street, between North 73rd Street and North 74th Street, in the **10th Aldermanic District**. This vacation was requested by the Milwaukee Department of Public Works, since said alley is not needed for public purposes.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Gould

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### **Miscellaneous 3/18/13**

4. File No. 121297. An ordinance granting an air space lease to Georgetown LLC for a portion of street facade along North Prospect Avenue and along East Ivanhoe Place, in **Aldermanic District 3**.

Staff Recommendation: Approve conditionally

Motion to: Approve conditionally\*

By Commr: Stokes

Second by: Gould

\*condition: approval by Airspace & Subterranean Lease Subcommittee

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### **DPW 3/18/13**

5. File No. 121437. An ordinance to amend the Official Map of the City of Milwaukee.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Bloomingdale

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### **Real Estate 3/18/13**

6. File No. 121570. Substitute resolution authorizing the sale of City of Milwaukee vacant lots to Milwaukee Habitat for Humanity, Inc. to create building sites for its 2013 housing program, in the **15th Aldermanic District**, and dedicating public right-of-way for this purpose. This substitute resolution authorizes the sale of multiple Neighborhood Properties by the City of Milwaukee pursuant to Section 304-49-7, Milwaukee Code of Ordinances, according to the conditions in a Land Disposition Report, and authorizes the dedication of a portion of one property for alley purposes.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Bloomingdale

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**Meeting Adjourned At: 2:05 PM**

**By Commissioner: Stokes**

**Attendance: Jacquart, Gould, Stokes, Bloomingdale, Altoro**

**Excused: Najera**

**City Plan Commission  
Monday, April 8, 2013  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning - Public Hearing - 1:30 PM 4/8/13**

1. File No. 121569. An ordinance relating to the change in zoning from Multi-Family Residential (RM7) to Two-Family Residential (RT3) on lands located north of West Wisconsin Avenue between North 27th Street and North 29th Street, in the **4th Aldermanic District**.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Bloomingdale

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**Zoning 4/8/13**

2. File No. 121671. Resolution relating to a minor modification to the Detailed Planned Development known as Bookends North, for temporary parking, on land located on the north side of East Kilbourn Avenue and east of North Van Buren Street, in the **4th Aldermanic District**. This minor modification was requested by ABM Parking Services, and would permit temporary surface parking as a principal use at 700 East Kilbourn Avenue.

Staff Recommendation: Approve

Motion to: Approve conditionally\*

By Commr: Gould

Second by: Stokes

\*Conditions: work with staff on landscaping, submit landscape plan within four months

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**Zoning 4/8/13**

3. File No. 121720. Resolution relating to a minor modification to the Detailed Planned Development known as Forest County Potawatomi Legacy District, Phase I, on land located on the south side of West Canal Street, west of South 16th Street, in the **8th Aldermanic District**.

Staff Recommendation: Approve conditionally

Motion to: Approve conditionally\*

By Commr: Stokes

Second by: Gould

\*Condition: work with staff on final building design changes

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### **Zoning 4/8/13**

4. Resolution approving the site plan and building elevations for a new office building on the northeast corner of North 11th Street and West Juneau Avenue, which is currently vacant, in the **4th Aldermanic District**, relative to a Development Incentive Zone (DIZ) known as the Brewery Project, established by Section 295-1007.0010 of the Milwaukee Code. This supersedes a previous approval of an office building for the site.

Staff Recommendation: Approve conditionally

Motion to: Approve conditionally\*

By Commr: Stokes

Second by:Gould

\*Conditions: work with staff on final building design details; receive COA from Historic Preservation Commission

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### **Street & Alley Vacation 4/8/13**

5. File No. 121672. Resolution to vacate all public rights-of-way in the area bounded by West Meinecke Avenue, West North Avenue, North 24th Street and North 25th Street, in the **15th Aldermanic District**. This vacation was requested by St. Ann Center for Intergenerational Care to consolidate properties in order to construct a social and medical care facility.

Staff Recommendation: Approve conditionally

Motion to: Approve conditionally\*

By Commr: Stokes

Second by:Bloomingtondale

\*Condition: submittal of vacation fee

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### **Land Division 4/8/13**

6. File No. 121555. Resolution approving a final Certified Survey Map for property located at 339 W. Pittsburgh Avenue to subdivide the existing Reed Street Yards parcel and dedication of land for public street purposes, in the **12th Aldermanic District**. This resolution approves a final Certified Survey Map that subdivides the Reed Street Yards, into three lots, one out-lot, and dedicates land for the proposed Freshwater Way public right-of-way.

Staff Recommendation: Approve conditionally

Motion to: Approve conditionally\*

By Commr: Stokes

Second by:Jacquart

\*Conditions: need sign offs from DPW and Treasury

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**Meeting Adjourned At: 2:15 PM**

**By Commissioner: Stokes**

**Attendance: Gould, Stokes, Najera, Altoro, Bloomingtondale, Jacquart**



**City Plan Commission  
Monday, May 6, 2013  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning - Public Hearing - 1:30 PM 5/6/13**

1. File No. 121793. An ordinance relating to the zoning classification of principal-use parking lots in the LB1 local business zoning district. This ordinance changes the use classification of a principal-use parking lot in the LB1 local business zoning district from permitted use to limited use. The limited use standard is that the parking lot must be used exclusively by owners, employees, customers or tenants of a premises that is within 600 feet of the parking lot, and both the parking lot and that premises are under the same ownership.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Gould

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**Zoning - Public Hearing - 1:35 PM 5/6/13**

2. File No. 121382. An ordinance relating to zoning regulations for the raising of crops or livestock.

Staff Recommendation: Refer to staff

Motion to: Close public hearing  
Refer to staff

By Commr: Stokes

Second by: Jacquart

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**Zoning - Public Hearing - 1:40 PM 5/6/13**

3. File No. 121762. A substitute ordinance relating to the change in zoning from Industrial Heavy to Detailed Planned Development, for a mixed-use building, on land located on the north side of West Capitol Drive, west of North 31st Street, in the **1st Aldermanic District**. This zoning change was requested by Century City Training Center B, LLC, and would permit construction of a mixed-use building with a school on the first floor and residences on the upper floors.

Staff Recommendation: Approve conditionally

Motion to: Close public hearing  
Approve conditionally\*

By Commr: Gould

Second by: Stokes

\*Traffic impact study needed that includes the current proposal and existing conditions. Includes existing school bus traffic and manufacturing business truck traffic, located across the street from the proposed project.

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### **Zoning - Public Hearing - 1:50 PM 5/6/13**

4. File No. 121772. An ordinance relating to the change in zoning from Industrial Heavy to Parks, for a park, on land located on the south side of West Canal Street, generally between South Selig Drive and South 27th Street, in the **8th Aldermanic District**. This zoning change was requested by the Redevelopment Authority of the City of Milwaukee, and would permit development of a park at the former Menomonee Valley Airline Yards site.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Gould  
Abstain: Jacquart

Second by: Bloomingdale

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### **Zoning 5/6/13**

5. File No. 121763. Resolution relating to a minor modification to a Detailed Planned Development, to permit additional hotel rooms at 1840 North 6th Street, located on the east side of North 6th Street, south of West Reservoir Avenue, in the **6th Aldermanic District**. This minor modification was requested by Jackson Center, LLC, and would permit conversion of meeting room space at Hotel of the Arts into guest rooms, and thus increase the total number of rooms to 81.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Gould

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### **DPW 5/6/13**

6. File No. 130023. Resolution authorizing an Intergovernmental Cooperation Agreement with Milwaukee County for realignment of North Granville Road in the vicinity of the Little Menomonee River at 91st Street and to authorize acceptance of a quit claim deed from Milwaukee County to dedicate public right-of-way, in the **5th Aldermanic District**. This Resolution authorizes City entry into an Intergovernmental Cooperation Agreement with Milwaukee County concerning realignment of a portion of North Granville Road, and acceptance from the County of a public right-of-way dedication.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Jacquart

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### **Streets & Alleys 5/6/13**

7. File No. 121462. Resolution to vacate a portion of the alley in the block bounded by West Hampton Avenue, West Jeffrey Court, North Lovers Lane Road and North 110th Street, in the **5th Aldermanic District**. This vacation was requested by the Milwaukee Department of Public Works as part of a project by the Wisconsin Department of Transportation to make improvements to the intersection of West Hampton Avenue and North Lovers Lane Road / North Mayfair Road.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Gould

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### **Real Estate 5/6/13**

8. Resolution authorizing acceptance of the quit claim deed from Glendale Redevelopment, LLC for a portion of the former Wisconsin and Southern Railroad right-of-way at 320 West Capitol Drive, part of 3521R North Richards Street and the adjoining bridge over West Capitol Drive to dedicate these properties as public right-of-way for a pedestrian and bicycle way and to authorize the City to accept assignment of an access easement to the right-of-way, in the **6th Aldermanic District**. This resolution permits the City of Milwaukee to accept a quit claim deed to acquire property and to dedicate property for public right-of-way for a pedestrian and bicycle way and to accept assignment of an access easement.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Jacquart

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**Meeting Adjourned At: 3:25 PM**

**By Commissioner: Stokes**

**Attendance: Gould, Stokes, Najera, Bloomingdale, Altoro, Jacquart**

**City Plan Commission**  
**Monday, June 10, 2013**  
**Regular Meeting, 1:30 PM**  
**809 N. Broadway, 1st Floor Boardroom**  
**Minutes**

**Zoning - Public Hearing - 1:30 PM 6/10/13**

1. File No. 130054. An ordinance relating to the change in zoning from Two-Family Residential to Local Business, for a mixed-use development, on land located on the east side of North Oakland Avenue, north of East North Avenue, in the **3rd Aldermanic District**. This zoning change was requested by WiRED Properties, and would change the zoning of 2310-12 and 2316-18 North Oakland Avenue to permit a mixed-use, multi-family development on these sites, as well as the property to the south, which is already zoned Local Business.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Gould

Second by: Bloomingdale

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**Zoning - Public Hearing - 1:40 PM 6/10/13**

2. File No. 130094. An ordinance relating to the change in zoning from Two-Family Residential to Local Business on lands located south of West Burnham Street and west of South Winona Lane, in the **12th Aldermanic District**.

Staff Recommendation: Place on file

Motion to: Close public hearing  
Hold one cycle

By Commr: Gould

Second by: Bloomingdale

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**Streets & Alleys 6/10/13**

3. File No. 121760. Resolution to vacate the North-South alley in the block bounded by East Clybourn Street, North Jackson Street, East Michigan Street and North Van Buren Street in the **4th Aldermanic District**. This vacation was requested by Lewis Center for the consolidation of lands on the east and west sides of said alley.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Jacquart

Second by: Gould

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**Real Estate 6/10/13**

4. File No. 130150. Resolution approving the Land Disposition Report for the Redevelopment Authority property at 1021(R) West Atkinson Avenue for conveyance to the City of Milwaukee, authorizing the City to accept a quit claim deed for a portion of the adjoining property at 3603 North 10th Street and dedicating these properties as public alley for alley purposes, in the **6th Aldermanic District**.

Staff Recommendation: Approve  
By Commr: Gould

Motion to: Approve  
Second by: Jacquart

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**Meeting Adjourned At: 2:10 PM**

**By Commissioner: Jacquart**

**Attendance: Gould, Najera, Altoro, Jacquart, Vega-Skeels (first meeting), Bloomingdale**

**Excused: Stokes**

**City Plan Commission  
Monday, July 15, 2013  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning - Public Hearing - 1:30 PM 7/15/13**

1. File No. 130090. An ordinance relating to various revisions to the zoning code.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Gould

Second by: Stokes

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**Zoning - Public Hearing - 1:40 PM 7/15/13**

2. File No. 121382. An ordinance relating to zoning regulations for the raising of crops or livestock.

Staff Recommendation: Refer to staff

Motion to: Close public hearing  
Refer to staff

By Commr: Stokes

Second by: Gould

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**Zoning - Public Hearing - 1:50 PM 7/15/13**

3. File No. 130153. An ordinance relating to the change in zoning from Multi-Family Residential to Detailed Planned Development, for a mixed-use building, on land located on the south side of West Wisconsin Avenue, west of North 89th Street, in the **10th Aldermanic District**. This zoning change was requested by Wisconsin Lutheran College, and would permit a six-story, mixed-use building with residences above parking and classroom space.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Gould

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**Zoning - Public Hearing - 2:00 PM 7/15/13**

4. File No. 130286. An ordinance relating to the change in zoning from Two-Family Residential to Commercial Service on land located the west side of North 36th Street and north of West Lisbon Avenue to permit expansion for an existing business and create uniform zoning, and the change in zoning from Commercial Service to Two-Family Residential on land located on the

east side of North 35th Street and north of West Lisbon Avenue to create uniform zoning, and in the **15th Aldermanic District**. This zoning change was initiated by the City of Milwaukee and would make the zoning of the property at 1920 North 36th Street consistent with the adjoining property to allow MPS to convey excess land to Progressive Community Health Care, Inc., which is zoned CS, for expansion of its parking lot. This zoning change would also make the zoning of 1849-51 North 35th Street uniform with the balance of the MPS Westside Academy parking lot that is currently zoned RT4.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by:Gould

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#### **Zoning - Public Hearing - 2:05 PM 7/15/13**

5. File No. 130309. An ordinance relating to the First Amendment to the Detailed Planned Development known as ReadCo, for building design changes, on land located on the north side of East North Avenue and east of North Humboldt Avenue, in the **3rd Aldermanic District**. This zoning change was requested by HD Development LLC, and would permit revisions to the building design and removal of the digital billboard sign.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Bloomingdale

Second by:Stokes

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#### **Zoning - Public Hearing - 2:15 PM 7/15/13**

6. File No. 130152. An ordinance relating to the First Amendment to a Detailed Planned Development, for building changes, on land located on the north side of East Brown Street and west of North Holton Street, in the **6th Aldermanic District**. This amendment was requested by Vanguard Development Group, LLC, and would permit changes to the previously approved building for 2001 North Holton Street.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by:Gould

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#### **Zoning 7/15/13**

7. File No. 130248. Resolution relating to a Minor Modification to the Detailed Planned Development known as Lapham Park, for additional signage, on land located on the west side of North 6th Street, north of West Reservoir Avenue, in the **6th Aldermanic District**. This minor modification was requested by the Housing Authority of the City of Milwaukee, and would permit a monument sign to be located at 1901 North 6th Street.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by:Gould

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### **Zoning 7/15/13**

8. File No. 130371. Resolution relating to a minor modification to the Detailed Planned Development known as Marquette University Valley Fields Complex, for seating, on land located on the north side of West Canal Street, west of North 16th Street, in the **8th Aldermanic District**. This minor modification was requested by Marquette University, and would permit replacement of an existing 1600 seat steel and wood bleacher structure with a 1200 - 1500 seat steel and aluminum structure that would include a press box at the top of the seating structure and storage space below.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Bloomingdale

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### **Real Estate 7/15/13**

9. File No. 130267. Resolution authorizing a Purchase and Sale Agreement with the Union Pacific Railroad Company for the former railroad right of way and abutting pier at 501 East Erie Street and to allow subsequent dedication as public right of way for a pedestrian plaza, in the **4th Aldermanic District**. This resolution authorizes acquisition by the City of former railroad right-of-way as assignee of the Wisconsin Department of Transportation under Section 85.09, Wisconsin Statutes, and subsequent dedication of the parcel as public right-of-way.

Staff Recommendation: Approve  
By Commr: Bloomingdale

Motion to: Approve  
Second by: Stokes

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**Meeting Adjourned At: 2:40 PM**

**By Commissioner: Stokes**

**Attendance: Najera, Vega-Skeels, Gould, Stokes, Bloomingdale**

**Excused: Altoro**



**City Plan Commission  
Monday, August 19, 2013  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning - Public Hearing - 1:30 PM 8/19/13**

1. File No. 130453. Ordinance relating to zoning code provisions for the Industrial Mixed zoning district.

Staff Recommendation: Approve conditionally

Motion to: Close public hearing  
Approve conditionally

By Commr: Bloomingdale

Second by: Jacquart

Condition: Zoning Code Technical Committee approval

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**Zoning - Public Hearing - 1:35 PM 8/19/13**

2. File No. 130454. An ordinance relating to the Second Amendment to the Detailed Planned Development known as Forest County Potawatomi Legacy District, Phase 1, for parking, on land located on the south side of West Canal Street, west of South 16th Street, in the **8th Aldermanic District**. This zoning change was requested by the Forest County Potawatomi Community, and will provide for the increase in size of a new parking structure that is proposed for the site.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Bloomingdale

Second by: Altoro

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**Zoning 8/19/13**

3. Resolution approving the site plan and building elevations for a new residential building, known as Frederick Lofts, on the northeast corner of North 9th Street and West Juneau Avenue, which is currently vacant, in the **4th Aldermanic District**, relative to a Development Incentive Zone (DIZ) known as the Brewery Project, established by Section 295-1007.0010 of the Milwaukee Code.

Staff Recommendation: Approve conditionally

Motion to: Approve conditionally

By Commr: Jacquart

Second by: Vega-Skeels

Condition: work on final building elevations with staff

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**Street & Alley Vacation 8/19/13**

4. File No. 130389. Resolution to vacate the unimproved alleys in the block bounded by West Bernhard Place, North Sherman Boulevard, West Townsend Street and North 42nd Street, in the **7th Aldermanic District**. This vacation was requested by the Department of Public works since said unimproved alleys are not needed for public purposes

Staff Recommendation: Approve  
By Commr: Bloomingdale

Motion to: Approve  
Second by: Jacquart

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**Meeting Adjourned At: 1:55 PM**

**By Commissioner: Bloomingdale**

**Attendance: Najera, Bloomingdale, Altoro, Jacquart, Vega-Skeels**

**City Plan Commission**  
**Monday, September 16, 2013**  
**Regular Meeting, 1:30 PM**  
**809 N. Broadway, 1st Floor Boardroom**  
**Minutes**

**Zoning - Public Hearing - 1:30 PM 9/16/13**

1. File No. 130451. A substitute ordinance relating to the change in zoning from Two-Family Residential to Local Business, for lot consolidation, on land located on the north side of West Hayes Avenue, east of South 27th Street, in the **8th Aldermanic District**. This zoning change was requested by Hussein Govani, and would permit the vacant lot at 2644 West Hayes Avenue to be combined with the adjacent, existing used car sales facility at 2366 South 27th Street, which is zoned commercial. The vacant lot would be used as additional space to display used cars for sale.

Staff Recommendation:

Motion to: Close public hearing  
Place on file

By Commr: Vega-Skeels  
Voted to approve: Stokes

Second by: Bloomingdale

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**Zoning 9/16/13**

2. File No. 130607. Resolution relating to a Minor Modification to the Detailed Planned Development known as 1509 North Jackson, for changes to the building design, on land located on the west side of North Jackson Street, north of East Lyon Street, in the **3rd Aldermanic District**. This minor modification was requested by Dominion Properties, LLC, and would permit changes to the building design and materials for the residential development at 1509 North Jackson Street.

Staff Recommendation: Approve  
By Commr: Gould

Motion to: Approve  
Second by: Stokes

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**Zoning 9/16/13**

3. File No. 130608. Resolution approving site and landscape plans for a surface parking lot proposed by Phoenix Broadway LLC, located at 4353 North Richards Street, on the west side of North Richards Street, north of East Capitol Drive, relative to the Milwaukee River Greenway Site Plan Review Overlay Zone (MRGSPROZ) established by Section 295-1009.0002 of the Milwaukee Code, in the **6th Aldermanic District**.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Bloomingdale

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**Comprehensive Planning - Public Hearing - 1:45 PM 9/16/13**

4. File No. 130622. Resolution creating Business Improvement District No. 49, Reed Street Yards, and approving its first year Operating Plan, in the **12th Aldermanic District**.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Gould

Second by: Bloomingdale

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**Comprehensive Planning - Public Hearing - 1:55 PM 9/16/13**

5. File No. 130620. Resolution creating Neighborhood Improvement District No. 4, Sherman Park, and approving its first year Operating Plan, in the **7th and 15th Aldermanic Districts**.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Gould

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**Meeting Adjourned At: 4:00 PM**

**By Commissioner: Stokes**

**Attendance: Najera, Gould, Stokes, Jacquart, Vega-Skeels, Bloomingdale**

**City Plan Commission**  
**Monday, October 7, 2013**  
**Regular Meeting, 1:30 PM**  
**809 N. Broadway, 1st Floor Boardroom**  
**Minutes**

**Zoning - Public Hearing - 1:30 PM 10/7/13**

1. File No. 130633. An ordinance relating to the First Amendment to a Master Sign Program for the property located at 6840 North 107th Street, on the south side of West Metro Boulevard and east of North 107th Street, in the **5th Aldermanic District**. This amendment was requested by Salem Evangelical Lutheran Church, and would permit an additional freestanding sign to be added to the MSP.

Staff Recommendation: Approve

By Commr: Stokes

Motion to: Close public hearing/Approve

Second by: Jacquart

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**Zoning - Public Hearing - 1:35 PM 10/7/13**

2. File No. 130632. An ordinance relating to the First Amendment to a Detailed Planned Development, for hotel development, on land located on the east side of South Howell Avenue, north of West College Avenue, in the **13th Aldermanic District**. This zoning change was requested by Raymond Management Company, and would permit construction of a 3-story hotel at 5880 South Howell Avenue. This hotel is the second phase of development at this site. The first phase hotel was previously approved, and subsequently constructed.

Staff Recommendation: Approve conditionally

By Commr: Stokes

\*work with staff on building materials and landscaping

Motion to: Close public hearing

Approve conditionally\*

Second by: Jacquart

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**Zoning - Public Hearing - 1:40 PM 10/7/13**

3. File No. 130631. A substitute ordinance relating to the change in zoning from Downtown Residential and Specialty Use to a Detailed Planned Development known as 1150 North Water Street, for a mixed-use development, on land located on the east side of North Water Street, south of East Juneau Avenue, in the **4th Aldermanic District**. This zoning change was requested by Milwaukee Hotel Acquisition, LLC, on behalf of the Milwaukee School of Engineering (MSOE), so that MSOE may acquire the property for its intended use. The existing building at 1150 North Water Street will be redeveloped into a multi-purpose building with commercial, dormitory and faculty housing, and ancillary uses.

Staff Recommendation: Approve

By Commr: Stokes

Motion to: Close public hearing/Approve

Second by: Bloomingdale

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**Zoning - Public Hearing - 1:45 PM 10/7/13**

4. File No. 130624. An ordinance relating to the change in zoning from Local Business to Parks for land located at 2176 North Riverboat Road, on the south and east side of North Riverboat Road, east of North Humboldt Avenue, in the **3rd Aldermanic District**. This zoning change was initiated by the City of Milwaukee. The property located at 2176 North Riverboat Road was acquired in December 2010 by a land trust for the purpose of conservation restoration and to ensure public access to the riverfront and urban green space. The uses permitted in the Parks zoning district are consistent with that mission.

Staff Recommendation: Approve

By Commr: Gould

Motion to: Close public hearing/Approve

Second by: Bloomingdale

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### **Zoning 10/7/13**

5. File No. 130701. Resolution relating to a minor modification to the Detailed Planned Development, for changes to the parking layout, on land located on the north side of East Brown Street and west of North Holton Street, in the **6th Aldermanic District**. This minor modification was requested by Vanguard Development Group, LLC, and would permit changes to the parking configuration and layout for the previously approved multi-family residential building.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Jacquart

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### **Zoning 10/7/13**

6. File No. 130702. Resolution relating to a minor modification to the Detailed Planned Development, for removal of basement parking and other site changes, on land located on the north side of West Capitol Drive, west of North 31st Street, in the **1st Aldermanic District**. This minor modification was requested by Century City Training Center B, LLC, and would permit the removal of 40 parking stalls that were to be located in the basement of the building, relocation of in-building trash and access apron, and the addition of an exterior trash enclosure at the rear of the site.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Gould

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### **Zoning 10/7/13**

7. File No. 130729. Resolution relating to a minor modification to the Detailed Planned Development known as Westlawn Revitalization - Phase 1, for an express library, on land located on the south side of West Silver Spring Drive, between North 60th Street and North 64th Street, in the **2nd Aldermanic District**. This minor modification was requested by Westlawn Renaissance LLC, and would permit construction of an express library center.

Staff Recommendation: Approve  
By Commr: Gould

Motion to: Approve  
Second by: Jacquart

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**Meeting Adjourned At: 2:45 PM**

**By Commissioner: Gould**

**Attendance: Gould, Najera, Altoro, Stokes, Bloomingdale, Vega-Skeels, Jacquart**

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**City Plan Commission  
Monday, October 28, 2013  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

### **Zoning - Public Hearing - 1:30 PM 10/28/13**

1. File No. 130748. A substitute ordinance relating to floodplain zoning regulations.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Close public hearing/Approve  
Second by: Bloomingdale

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### **Zoning - Public Hearing - 1:35 PM 10/28/13**

2. File No. 130621. An ordinance relating to the First Amendment to a Detailed Planned Development known as Greenwich Park Apartments, for building and site revisions, on land located north of East North Avenue and west of North Farwell Avenue, in the **3rd Aldermanic District**. This zoning change was requested by Mercy Housing Lakefront, and would permit changes to the site plan, building elevations, and unit and parking count for the previously approved development at 2353 and part of 2303 North Farwell Avenue. The proposed development would occur in two phases.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Close public hearing/Approve  
Second by: Gould

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#### **Comprehensive Planning - Public Hearing - 1:45 PM 10/28/13**

3. File No. 130732. Resolution creating Business Improvement District No. 50, and approving its first year Operating Plan, in the **14th Aldermanic District**.

Staff Recommendation: Approve  
By Commr: Jacquart

Motion to: Close public hearing/Approve  
Second by: Altoro

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#### **Miscellaneous 10/28/13**

4. City Plan Commission 2014 calendar, amended 11/6/2013.

January 27  
February 17  
March 10  
April 7  
May 19

June 9  
July 14  
August 11  
September 8  
September 29

October 20  
November 10  
December 8

Staff Recommendation: Approve  
By Commr: Gould

Motion to: Approve  
Second by: Jacquart

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**Meeting Adjourned At: 2:50 PM**

**By Commissioner: Gould**

**Attendance: Gould, Najera, Stokes, Bloomingdale, Altoro, Vega-Skeels, Jacquart**

**City Plan Commission  
Monday, November 18, 2013  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning 11/18/13**

1. File No. 131021. Resolution approving the Riverwalk, site plan, and building design for a multi-family development located at 2056-64 North Commerce Street and 2070 North Riverboat Road, relative to a Site Plan Review Overlay District (SPROD) established by Section 295-91.0021 of the former Milwaukee Code, in the **6th Aldermanic District**.

Staff Recommendation: Approve conditionally

Motion to: Approve conditionally\*

By Commr: Stokes

Second by: Jacquart

\*work with DPW on the design of the dock wall and the Riverwalk segment located under the bridge

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**Miscellaneous 11/18/13**

2. File No. 131023. Resolution amending the schedule of regular meetings of the City Plan Commission for the year 2014. This motion amends the 2014 meeting schedule of the Plan Commission as approved by Plan Commission File Number 130927 by deleting the January 6, 2014 meeting from the schedule.

|             |              |
|-------------|--------------|
| January 27  | August 11    |
| February 17 | September 8  |
| March 10    | September 29 |
| April 7     | October 20   |
| May 19      | November 10  |
| June 9      | December 8   |
| July 14     |              |

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gould

Second by: Bloomingdale

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**Meeting Adjourned At: 2:00 PM**

**By Commissioner: Stokes**

**Attendance: Gould, Altoro, Jacquart, Stokes, Bloomingdale, Najera**



**City Plan Commission  
Monday, December 9, 2013  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning - Public Hearing 1:30 PM 12/9/13**

1. File No. File No. 130843. An ordinance relating to zoning code definitions of "bank or other financial institution," "installment loan agency," and "payday loan agency."

Staff Recommendation: Approve  
By Commr: Bloomingdale

Motion to: Close public hearing/Approve  
Second by: Stokes

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**Zoning - Public Hearing 1:35 PM 12/9/13**

2. File No. 130955. An ordinance relating to floodplain zoning regulations.

Staff Recommendation: Approve conditionally

Motion to: Close public hearing/Approve  
conditionally\*

By Commr: Gould

Second by: Stokes

\*conditioned on Zoning Code Technical Committee approval

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**Zoning - Public Hearing 1:40 12/9/13**

3. File No. 131014. A substitute ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development known as Metro Center, Phase 7, for construction of a single-family home at 6885 North 107th Street, located on the west side of North 107th Street, south of West Fond du Lac Avenue, in the **5th Aldermanic District**. This zoning change was requested by Kuhs Quality Homes, the current owner of the vacant lot at 6885 North 107th Street. Kuhs Quality Homes intends to sell the lot for construction of a single-family home.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Close public hearing/Approve  
Second by: Jacquart

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**Zoning - Public Hearing 1:50 PM 12/9/13**

4. File No. 130975. A substitute ordinance relating to the change in zoning from Two-Family Residential to Local Business, for parking, on land located at 2317-19 North 5th Street, on the west side of North 5th Street and north of West North Avenue, in the **6th Aldermanic District**. This zoning change was requested by Maures Development Group, LLC, and would permit the parcel located at 2317-19 North 5th Street, currently zoned residential, to be joined with land to the south, which is zoned commercial, for parking that would be accessory to a mixed-use development.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Close public hearing/Approve  
Second by: Jacquart

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### **Zoning - Public Hearing 1:55 PM 12/9/13**

5. File No. 130972. A substitute ordinance relating to the change in zoning from Two-Family Residential to Local Business to facilitate redevelopment on land located on the south side of East Dover Street at 619 East Dover Street, west of South Kinnickinnic Avenue, in the **14th Aldermanic District**. This zoning change was requested by the City of Milwaukee, on behalf of the Milwaukee Board of School Directors, to allow for greater flexibility for redevelopment of the former Dover Street School, located at 619 East Dover Street.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Close public hearing/Approve  
Second by: Bloomingdale

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### **Zoning - Public Hearing 2:05 PM 12/9/13**

6. File No. 130989. A substitute ordinance relating to the change in zoning from Two-Family Residential to General Planned Development to facilitate redevelopment on land located on the southeast corner of East Hadley Street and North 1st Street, at 2760 North 1st Street, in the **6th Aldermanic District**. This zoning change was requested by the City of Milwaukee, on behalf of the Milwaukee Board of School Directors, to allow for mixed-use redevelopment of the former Malcolm X Academy.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Close public hearing/Approve  
Second by: Gould

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### **Street & Alley Vacation 12/9/13**

7. File No. 130991. Resolution to vacate a portion of the alley in the block bounded by vacated West Plainfield Avenue, West Waterford Avenue, vacated South 4th Street and South 5th Street in the **13th Aldermanic District**. The vacation was requested by the Department of Public Works to support an alley realignment in conjunction with the Wisconsin Department of Transportation North-South Freeway Project.

Staff Recommendation: Approve  
By Commr: Gould

Motion to: Approve  
Second by: Stokes

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### **DPW 12/9/13**

8. File No. 131115. Resolution authorizing acceptance of quit claim deeds from Glendale Redevelopment, LLC and Glendale Partners, LLC for portions of the former Wisconsin and Southern Railroad right-of-way at 4615 Adj. North 20th Street, 4588 Adj. North 20th Street and 4450 North Green Bay Avenue for public right-of-way for street purposes, in the **1st Aldermanic District**.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Jacquart

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**Meeting Adjourned At: 2:45 PM**

**By Commissioner: Stokes**

**Attendance: Gould, Jacquart, Altoro, Bloomingdale, Najera, Vega-Skeels**